

**City of Greensboro Planning Department
Zoning Staff Report
January 10, 2004 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: A
Location: 763-769 Chestnut Street

Applicant: John K. Mandrano
Owner: John K. Mandrano

From: RS-7
To: CD-RM-18

Conditions: 1) All existing structures will be retained.
2) The following maximum number of units shall apply to each property:
 (a) 763 Chestnut Street = 2;
 (b) 765 Chestnut Street = 3;
 (c) 767 Chestnut Street = 2;
 (d) 769 Chestnut Street = 3.

SITE INFORMATION	
Max. Developable Units & Density	15
Net Density of Developable Land	10
Existing Land Use	4 Residential Structures
Acreage	0.978
Physical Characteristics	<i>Topography:</i> Flat <i>Vegetation:</i> Grass / Mature Trees <i>Other:</i> N/A
Overlay Districts	Historic Overlay District
Historic District/Resources	Aycock Historic District
Generalized Future Land Use	Mixed Use Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family	RS-7
<i>South</i>	Apartments	RM-18
<i>East</i>	Apartments & Single Family	RS-7
<i>West</i>	Railroad Right-Of-Way	RS-7

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-7 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 75.

DIFFERENCES BETWEEN RS-7 (EXISTING) AND CD-RM-18 (PROPOSED) ZONING DISTRICTS
RS-7: Primarily intended to accommodate high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 5.0 units per acre or less.
CD-RM-18: Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less. See conditions for restrictions on number of units.

TRANSPORTATION	
Street Classification	Chestnut Street – Local Street, Hendrix Street – Local Street.
Site Access	Unknown at this time.
Traffic Counts	None available.
Trip Generation	N/A.
Sidewalks	Requirement per Development Ordinance.
Transit	No.
Traffic Impact Study	Not required.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, North Buffalo Creek
Floodplains	None
Streams	None
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	N/A
<i>South</i>	N/A
<i>East</i>	N/A
<i>West</i>	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Mixed Use Residential: This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: Prior to the implementation of the UDO, these lots were zoned for multifamily units. The city-wide remapping associated with the UDO created nonconforming uses on each of these lots

Most of the western side of Chestnut Street is presently zoned RM-18.

This rezoning is driven in part by the fact that the Development Ordinance does not allow a separate electrical meter to be installed in conjunction with a nonconforming use.

The net result of this rezoning is that the number of multifamily dwelling units will be reduced by one and the existing dwelling units will become conforming uses.

This request is compatible with the Mixed Use Residential classification of the Generalized Future Land Use Map.

It is also consistent with comprehensive plan policies that support diversification of housing and provision of affordable housing in areas suited to a diverse mix of housing types and densities.

The request was considered by the Historic Preservation Commission (HPC) at their January 5, 2005 meeting. Upon completion of the public hearing, the HPC voted 5-2 to recommend denial to the Greensboro Zoning Commission.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.